

Data Summary for Consideration of Voluntary Rent Guidelines

The Alexandria Office of Housing's January 2016 Annual Apartment Survey and data provided by Delta Associates indicate that Alexandria's rents have increased over the last year in most markets. From January 2016 to January 2017 the survey indicated an increase in City-wide rents of 3.1 percent with increases by bedroom size of between 6.4 percent in efficiency units to 1.9 percent in three bedroom units.

Year-end data for 2015 and 2016 provided by Delta Associates similarly indicated increases in all Alexandria markets except for the West End which showed slight decreases. The City's Annual Apartment Survey collects data for all multifamily apartments in buildings with ten or more units. Delta Associates collects data on a sample of apartment complexes by submarket.

City-Wide Apartment Survey Average Rents

Date	Vacancy	Efficiency	1BR	2BR	3Br	City-wide
1/15	3.19%	\$1,204	\$1,474	\$1,830	\$1,925	\$1,596
1/16	3.96%	\$1,235	\$1,583	\$1,968	\$2,043	\$1,705
1/17	4.33%	\$1,319	\$1,641	\$2,016	\$2,082	\$1,760

Source: Office of Housing

Delta Associates Year End Report for 2015 and 2016

	Vacancy		Effective Rent	
	2015	2016	2015	2016
Alexandria/Arlington Garden A	4.9%	4.5%	\$1,853	\$1,914
Alexandria High Rise Class A	5.5%	3.4%	\$2,080	\$2,137
Old Town Alexandria Garden B	1.3%	0.6%	\$1,485	\$1,528
West Alexandria Garden B	5.0%	2.4%	\$1,533	\$1,628
West Alexandria High B	2.3%	3.3%	\$1,533	\$1,516

Source: Delta Associates

Fourth Quarter 2016	Stabilized Vacancy Rate	Same Store Growth	Effective Rent
Alexandria/Arlington Garden A	4.5%	3.3%	\$1,914
Alexandria High Rise Class A	3.4%	1.2%	\$2,137
Old Town Alexandria Garden B	0.6%	3.0%	\$1,528
West Alexandria Garden B	2.4%	-0.1%	\$1,628
West Alexandria High B	3.3%	-1.0%	\$1,516

Source: Delta Associates

CITY OF ALEXANDRIA
MARKET RENT SURVEY AND AVERAGE VACANCY RATE
FOR
MULTI-FAMILY RENTAL UNITS
(Major Apartment Complexes - ten or more units)

<u>Date of</u>	<u>Average</u>	<u>Effic.</u>	<u>1 Bedrm</u>	<u>2 Bedrms</u>	<u>3 Bedrms</u>	<u>Overall</u>	<u># of</u>
<u>Survey</u>	<u>Vacancy</u>				<u>Units</u>	<u>Average</u>	<u>Surveyed</u>
	<u>for all Units</u>					<u>all Units</u>	
1/97	2.77%	\$595	\$716	\$875	\$997	\$772	24,350
1/98	1.50%	\$597	\$700	\$855	\$1,013	\$800	25,287
1/99	1.7%	\$650	\$773	\$976	\$ 987	\$842	25,287
1/00	.6%	\$707	\$847	\$1,034	\$1,126	\$937	24,769
1/01	1.4%	\$782	\$933	\$1,176	\$1,341	\$1,019	24,438
1/02	3.9%	\$794	\$1,105	\$1,276	\$1,430	\$1,155	26,425
1/03	4.9%	\$828	\$1,121	\$1,327	\$1,494	\$1,178	27,424
1/04	5.2%	\$840	\$1,173	\$1,357	\$1,490	\$1,188	26,932
1/05	4.4%	\$866	\$1,166	\$1414	\$1,558	\$1,239	26,896
1/06	3.8%	\$880	\$1,126	\$1,454	\$1,588	\$1,240	24,697
1/07	2.9%	\$920	\$1,205	\$1,519	\$1,712	\$1,311	23,613
1/08	5.2%	\$966	\$1,249	\$1,604	\$1,738	\$1,366	26,470
1/09	4.4%	\$1,012	\$1,284	\$1,700	\$1,844	\$1,430	24,496
1/10	4.1%	\$962	\$1,245	\$1,624	\$1,771	\$1,395	26,615
1/11	3.9%	\$1060	\$1380	\$1765	\$1,916	\$1,516	27,295
1/12	3.21%	\$1110	\$1,430	\$1,776	\$1,949	\$1,551	26,862
1/13	4.11%	\$1144	\$1472	\$1837	\$2005	\$1577	27,256
1/14	3.59%	\$1108	\$1399	\$1753	\$1903	\$1525	26,770
1/15	3.19%	\$1204	\$1474	\$1830	\$1925	\$1596	28,246
1/16	3.96%	\$1231	\$1587	\$1975	\$2049	\$1708	29,988
1/17	4.33%	\$1319	\$1641	\$2016	\$2082	\$1760	30,808

Prepared by the Landlord-Tenant Relations Division
Office of Housing (703-746-4990)